

alder king

PROPERTY CONSULTANTS

TO LET

VYGON

Pierre Simonet Building

Ground Floor Suite, Pierre Simonet Building, Gateway North, Latham Road, Swindon SN25 4DL

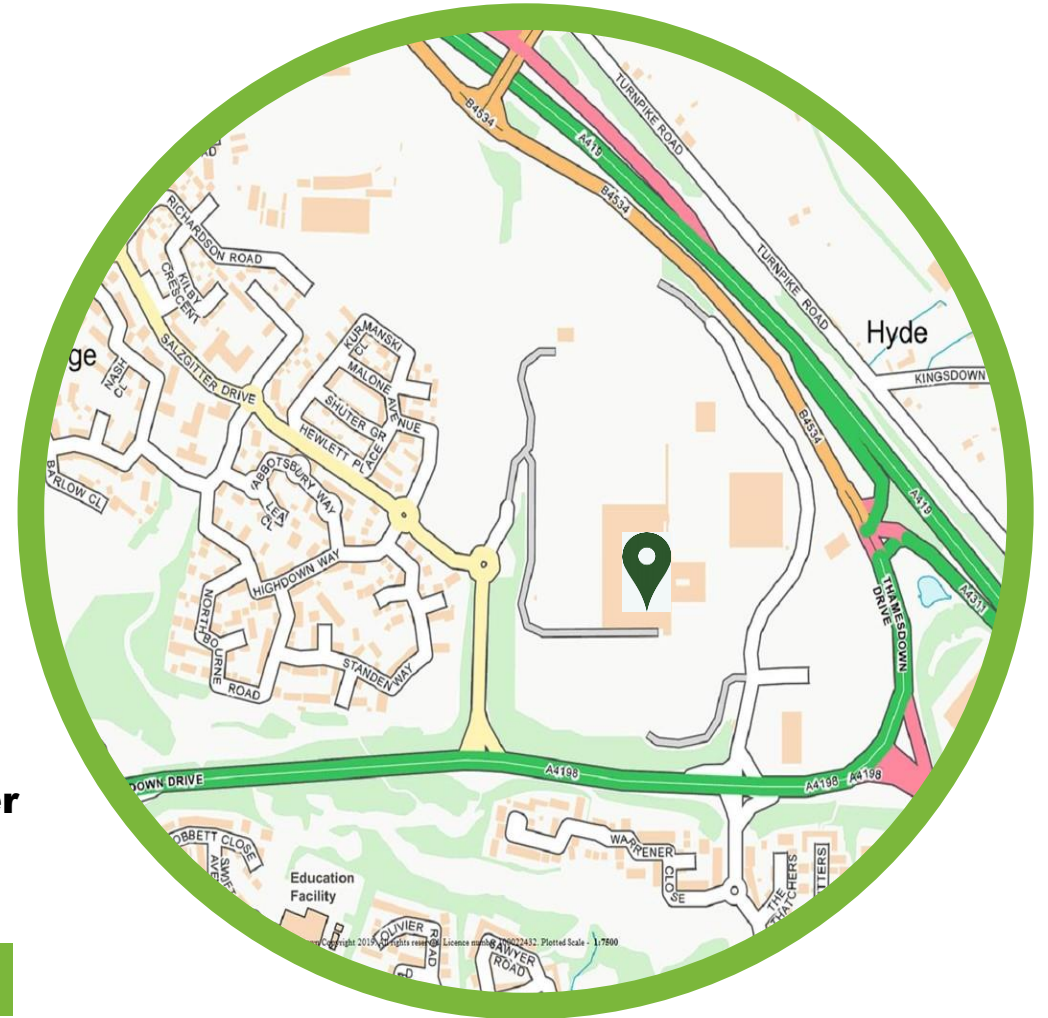
Ground Floor Office Suite – 2,323 sq ft (215.81 sq m)

Location

The property is located in a prominent position overlooking the A419, leading to the M4 (J15) to the south and the M5 (J11a) to the north. Swindon town centre is approximately 3 miles to the south west with the mainline rail station providing regular high-speed services to London and Bristol, approximately 45 minutes each.

Retail and leisure facilities are close by with an Aldi supermarket, two pubs and a David Lloyd Healthclub at Gateway North, as well as the Orbital Shopping Centre on Thamesdown Drive approximately 5 minutes away.

Other immediate occupiers include Vygon, Bloors, Awdrys solicitors and Excursions Limited.



M4 – J15



5 miles south

M4 – J16



6 miles west

Swindon



3 miles

Cirencester



12 miles

Accommodation

The well decorated suite is located on the ground floor and is accessed immediately off the main reception which is manned from 8am-6pm.

The suite is predominantly open plan with 3 demountable partitioned offices to the rear and a well appointed kitchenette/rest area.

The front elevation is fully glazed and the suite itself benefits from air conditioning, a suspended ceiling incorporating PIR controlled lighting, and is well decorated and carpeted.

Externally there re 13 allocated car parking spaces which includes an Electric Vehicle charging point.

There are also ample landscaped areas with tables and benches for occupier's use.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor Suite	2,323	215.81
TOTAL	2,323	215.81

Fully accessible raised floors



Suspended ceilings



Air conditioning



Onsite parking plus EV



Recessed lighting



Kitchenette



Receptionist 8am-6pm



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The premises are to be re-assessed.

Interested parties should make their own enquiries to Swindon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C (58) and the full certificate can be provided on request

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The premises are available to lease by way of a new full repairing lease for a term of years to be agreed direct from the Landlord.

Rent

The premises are offered to let at £38,000 per annum exclusive any business rates, service charge, utilities and VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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Kembrey Park
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www.alderking.com

AK Ref: JDG/DLN/90584

Date: April 2023

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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